
MEDINA CITY COUNCIL
STUDY SESSION MINUTES

February 28, 2005
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

Mayor Odermat called the February 28, 2005, meeting of the Medina City Council to order, 7:02 pm.

ROLL CALL

Present: Mayor Mary Odermat, Deputy Mayor Todd Nunn
Council members Miles Adam, Drew Blazey, Katie Phelps, Bob Rudolph, and
Pete Vall-Spinosa

City Staff Present: Douglas Schulze, City Manager; Wayne Tanaka, City Attorney;
Joseph Gellings, Director of Development Services, Joe Willis, Interim Director of Public
Works; and Rachel Baker, Administrative Assistant

ANNOUNCEMENTS

Mayor (7:02 pm)

Mayor announced she attended Saturday, February 26th Town Hall meeting. Local District 48 representatives, Rodney Tom and Ross Hunter, were in attendance and the theme of the meeting centered on transportation issues.

Council (7:04 pm)

Adam requested discussion of council calendar prior to site plan review, in order to include Nunn who will be excused from site plan review discussion; Council agreed to modify agenda.

Blazey requested Executive Session to discuss performance of a public official; Tanaka and councilmembers approved request.

Staff

No announcements.

DISCUSSION

Comprehensive Plan Update (7:10 pm)

Gellings requested Council confirm updates and changes made as a result of requests made by Council February 14th, and place on March 14th Consent Agenda.

Following discussion, Council agreed to place updated Comprehensive Plan on Consent Agenda, after staff amends with the following:

- Page 23, lines 69-74: Identify goal to preserve open view of golf course along perimeter from 84th Avenue Northeast, Northeast 24th Street and unopened 77th Avenue Northeast

Critical Areas Ordinance (7:26 pm)

Gellings introduced Amy Myers, Wetland Wildlife Biologist and expert in best available science, and Mark Indrebo, Geologist, from The Watershed Company. Consultant, Dan Nickel was unable to attend meeting due to illness.

Myers provided a brief history of and defined best available science, referring to the Revised Code of Washington (RCW) and the Washington Administrative Code (WAC) for guidance. Myers stressed the importance of identifying records when providing justifications for deviations. Myers further conveyed Critical Area studies, in addition to professional opinions and experiences determined Medina's regulation recommendations.

Indrebo answered steep slope inquiries and suggested slope hazards are site-specific and based on the slope itself. Questions regarding mitigation and exemptions were also answered. Indrebo indicated allowances were written into the ordinance for building in steep slope areas.

- Council requested follow up on city's involvement in lawsuit regarding slide, which occurred in the city.
- Gellings indicated he and consultants could review a building setback which would be proportionate to the buffer
- Council requested buffer comparisons between Cities of Mercer Island, Seattle and Medina

Following discussion, Council recommended Critical Areas Ordinance move to Public Hearing during March 14th City Council meeting.

Council Agenda Calendar (8:13 pm)

Discussion followed.

Phelps distributed packet compiled by The Green Door Events, which contained event ideas and cost estimates for the 50th anniversary celebration. Phelps asked councilmembers to read through proposal and be prepared to provide opinion during March 14th City Council meeting.

Mayor declared recess, 8:33 pm and called meeting to order, 8:41 pm. Nunn excused from site plan review discussion and exited meeting.

Site Plan Review (8:41 pm)

Gellings stated staff and city attorney examined draft ordinance for legal defensibility and Planning Commission had no objections to changes, which were highlighted in bold. He further stated the Planning Commission added five recommendations, as outlined in staff report.

Discussion followed.

- Tanaka and Gellings directed by Council to review zoning code as it pertains to limited commercial or non-residential uses in residential zoned areas.
- Rudolph requested Planning Commission review trend of property owners converting land to foundations, thereby reducing property tax.

Council rejected Planning Commission's recommended changes and moved to reintroduce ordinance at a Public Hearing during an undetermined future City Council meeting.

EXECUTIVE SESSION

Council adjourned into Executive Session, 9:27 pm, to discuss the performance of a public official, for approximately fifteen minutes. Nunn participated via conference call. No action was anticipated.

ADJOURNMENT

MOTION PHELPS, SECOND RUDOLPH, TO ADJOURN FEBRUARY 28, 2005 STUDY SESSION OF THE MEDINA CITY COUNCIL, MOTION PASSED WITH ALL IN FAVOR, 10:07 PM.
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The February 28, 2005, Study Session of the Medina City Council adjourned, 10:07 pm.

The next meeting of the Medina City Council will be held, Monday, March 14, 2005, 7pm, in City Hall.

Mayor Mary Odermat

Attest:

Rachel Baker, Administrative Assistant